





4 Huntingdon Avenue, Bradley, Huddersfield, HD2 1TG

£850 PCM

- 2 BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- uPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- ON STREET PARKING
- GARDENS FRONT AND REAR
- SCHOOLING NEARBY
- ACCESS TO THE M62 MOTORWAY NETWORK

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This 2 bed semi detached family home has recently undergone a programme of re-decoration and new carpets/flooring fitted. Having gardens to front and rear, uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, lounge diner, kitchen with pantry, 2 double bedrooms and three piece bathroom. Being conveniently situated for amenities and schools in Bradley, approximately 3 miles to Huddersfield town centre and easy access to the M62 motorway network. Bond: £980.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

GROUND FLOOR:
Enter the property through an external door into:-

Entrance Hall
Having a staircase rising to the first floor, a central heating radiator and understair storage.

Lounge/Dining Room
18'3" x 11'2" / 12'7" max
This spacious reception room has two uPVC double glazed windows to both front and rear and two central heating radiators.

Kitchen
11'2" x 7'4"
Fitted with a range of wall and base units with working surfaces over, gas cooker, plumbing for a washing machine, stainless steel sink unit, side external uPVC door and double glazed window to the rear. The kitchen also has a pantry which houses the central heating boiler.

FIRST FLOOR:

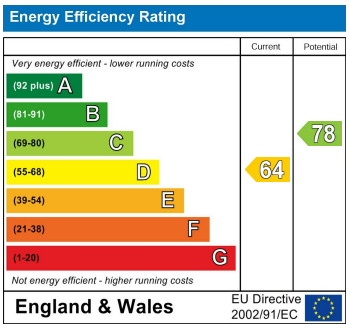
Landing

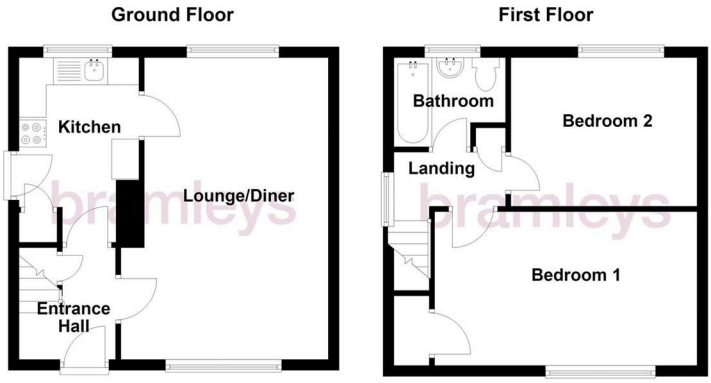
Bedroom 1
15'11" x 8'11"
This double room has a central heating radiator, built-in cupboard and a uPVC double glazed window.

Bedroom 2
11'9" x 9'1"
This second double room also has a central heating radiator and a uPVC double glazed window.

Bathroom
The bathroom is furnished with a 3 piece suite comprising of a bath with mixer tap, shower attachment over and screen, low flush WC and a wash hand basin. There are also fully tiled walls, a central heating radiator and a uPVC double glazed window.

OUTSIDE:
Having a lawned garden to front and rear with two outhouses to the side. On street parking.





NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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